

# City of Seattle

---

Michael Patrick McGinn, Mayor

**Seattle Department of Parks and Recreation**

Christopher Williams, Acting Superintendent

**Date:** September 9, 2013

**To:** Council Member Bagshaw

**From:** Eric Friedli, Acting Deputy Superintendent  
Cheryl Fraser - Director, Regional Parks and Strategic Outreach Division

**Subject:** EarthCorps Contract with the Department of Parks & Recreation

The proposed legislation authorizes the Department of Parks and Recreation (DPR) to enter into a twenty-five year concession agreement with EarthCorps to occupy and use a portion of Building 30 at Magnuson Park for its general operations as a non-profit dedicated to local environmental restoration through both training and the use of volunteers. EarthCorps has been a core tenant at Magnuson Park since 2000. EarthCorps will occupy 8,815 square feet of space in Building 30.

Earthcorp will pay an initial concession fee of \$69,351 which equals \$7.78 per square foot. The fee will increase annually by 2% or the Consumer Price Index (CPI), whichever is greater, for 5 years. During the 5<sup>th</sup> year a market rate study will be conducted and the rate increased by 10% or to market rate, whichever is less. The resulting fee adjustment will be made beginning with the 6<sup>th</sup> year.

In addition, at each 5<sup>th</sup> anniversary EarthCorps may offset the concession fee by up to \$10,000 for capital improvements. Also at the 5<sup>th</sup> anniversary of the lease, and every year thereafter, EarthCorps will have the option of offsetting the concession fee by up to \$5,000 for routine improvements. EarthCorps will be responsible for all minor maintenance and custodial work within their Premises. The City is responsible for the exterior of the building and major building maintenance.